Heritage Farm POA Board Meeting
October 12, 2026

Present: Tanner Ward, Deb Langley, Drew Privett, George Mendonca, John Sutton
On the Phone: Garry Elrod
Absent: Carlton Graves, Jonathan Elrod

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The meeting was called to order and the minutes from the last meeting were approved.

**Treasurer's Report** - Jonathan Elrod

Operating account:
- September opening balance $59,606.96
- September ending balance $53,178.71

PayPal account:
- September opening balance $75,654.04
- September ending balance $74,304.27

**Old Business**

Tanner will work on getting bids for the gate at pool gate between now and the next meeting.

**New Business**

Deb has 3 estimates for power washing the fence. We will need to have Bailey trim the bushes a day or two before the cleaning.
- Arkansas Power Wash $775
- Matt Brown, Arkansas ProWash $850 (this is who we used last time)
- Streamline Pressure Washing $825 (we voted to go with this one)

Deb will call and get this scheduled, and will coordinate with George/Bailey to get things cut.

Also, Carlton has asked to step down as chairperson of the architectural control committee due to other personal obligations at this time. Garry asked him to stay on as a member of the committee. We discussed how to structure this going forward. Other members of the committee include John Sutton, Jennifer Floyd and Brian English. John is going to take the lead on responding to people going forward, and will utilize the committee to make decisions.

**Compliance Report** - Drew Privett

Ongoing issues include cars parking on the street, fence issues and some damage done by the city during the creek cleanouts.

We discussed the situation on Mockingbird with the chicken wire fence. Deb has talked with both parties, and both have good complaints. Trees are knocking parts of the fence down, so Deb suggested they have someone come out and see if the trees can be kept or if they need to be removed, and then to get some quotes for fence repairs. Deb and the homeowners are meeting on Nov. 12. Drew has previously sent a letter to the homeowner, but we decided to extend the grace period as long as they are working toward a solution. The homeowner also sent in a complaint about a car parked in the cul-de-sac, but Drew drove by several times and didn't find anything.

There is a fence on Heritage Farm that is being propped up by boards. Drew is going to check on it, but this house has a history of issues including city code violations.

There is another fence on Heritage Farm that fell over and has chicken wire on it. Garry is going to check on this.

There were also a lot of fences knocked down by the city during the creek clean-outs. The city has done a good job of quickly getting things repaired so far, and we've directed people to contact the city if they have issues.

**Architectural Report** - Carlton Graves

There was a request to build a pontoon boat cover. Carlton sent the documents via email and the building was approved as pictured in the request.

**Landscaping** - George Mendonca

George sent Bailey's monthly update, including cleaning out all of the retention ponds and adjusting the watering times on all the irrigation systems. This month, Bailey will be trimming back all of the shrubs and cutting the lawns back shorter for winter.

**Landscaping/Decorating Committee** - Deb Langley

Cruz Tree Service offered for us to use their bucket truck for free to decorate the signs for fall. We agreed that we should get him something in appreciation for letting us use his truck for free and for helping us on his day off. Deb made a post on GroupMe thanking him, and he had already gotten two jobs because of the post. We'll also plan to get him a Visa or Amex gift card, and Deb will lead this.

**Social Committee** - Deb Langley

Trunk or Treat is coming up later this month. We are short on volunteers for both Trunk or Treat and the social committee. The board members will all volunteer and will set up trunks to help out. We also need to do some work around the pavilion to prepare, including having Bailey mow the grass for the bouncy house, and getting rid of some wasps in and around the pavilion. George will head both of these projects. Drew is also going to load up the old lights from around the pool and haul them off.

**Report of Townhouse Meeting**

Deb attended all of the townhouse meetings with the city. The development is tabled for now and we are waiting to see what happens for next steps. Deb will keep the board informed, and Derrick Cox has been helping the neighborhood stay on top of it.

Submitted November 9, 2026
Tanner Ward, Secretary